



South Metro Housing Options

*Strengthening our community by creating opportunities for diverse housing alternatives.*

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**Board of Commissioners  
Minutes of Regular Meeting  
April , 2023 at 6:00 p.m.**

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The regular meeting of the South Metro Housing Options (SMHO) Board of Commissioners was held on April 13, 2023 at 6:05 p.m. MST at 5808 S. Rapp St., Suite 100, Littleton, CO 80120.

**Commissioners Present**

Kyle Henderson, Chairperson  
Aubrey Ebbs, Vice Chairperson  
Lauren Acres, Commissioner  
Aaron Heumann, Commissioner  
Pat Cronenberger, Commissioner  
Sandra Petry, Resident Commissioner  
Kate Peterson, Commissioner

**Commissioners Absent**

None

**SMHO Leaders**

Corey Reitz, Executive Director  
Jennifer Robinson-Thibault, Director of Housing Ops  
Kara Williams, Finance Director  
Arturo Fuentes, Real Estate Manager

**Others Present**

Pam Chadbourne, Community Member

**Board Meeting Minutes**

**Call to Order**

Chairperson Henderson called the meeting to order on April 13, 2023, at 6:05 p.m. MST. A quorum of members was present, and the meeting was ready to proceed with business.

**Review of the Agenda**

Chairperson Henderson reviewed the agenda.

**Unscheduled Public Appearances**

Community member Chadbourne stated that the City of Littleton needs to create a vision for the future city and can be done through code. She also stated that we need to measure outcomes to assist us in making the right decisions.



## Minutes

### **VOTE: Approval of the Minutes of March 9, 2023 Regular Meeting**

Upon motion duly made by COMMISSIONER CRONENBERGER and seconded by COMMISSIONER PETERSON, THE BOARD UNANIMOUSLY VOTED TO APPROVE THE MINUTES OF THE MARCH 9, 2023 REGULAR MEETING.

AYE: Chairperson Henderson, Vice Chairperson Ebbs, Commissioner Acres, Commissioner Cronenberger, Commissioner Peterson, Resident Commissioner Petry

NAY: None

ABSTAIN: Commissioner Stillwell

ABSENT: None

MOTION CARRIED: 6:0:1:0

## Staff Reports

*Executive Director Reitz presented the following update:*

Executive Director Reitz gave some background information regarding RAD, which is the Rental Assistance Demonstration program that Bradley House (BH) operates under. BH transitioned to RAD in 2019 and the contract rents continue to be very low, significantly impacting the financial performance of the property.

Section 22—Streamlined Voluntary Conversion is the program utilized to convert former Public Housing scattered sites into for sale units. The program allowed the conversion of 71 scattered sites into a new 51-unit Senior property, 59 affordable for-sale homes, 71 Tenant Protection Vouchers (same as Housing Choice Vouchers), and proceeds from the sales to invest in future affordable housing units.

South Metro Property Corporation (SMPC), a 501(c)(3) entity, was created at the direction of HUD and allows for more flexibility in the use of the proceeds from the sales of the homes, i.e., the ability to use the proceeds in the construction of Low-Income Housing Tax Credit units.

## Report from Council Member Milliman

Council member Milliman reported the City has hired a new Deputy City Manager that will be starting on April 17<sup>th</sup>. There has been a lot of discussion around SB 213 and City Council is considering a resolution to oppose the bill.

Geneva Village—City staff is working with a consultant, who is working one on one with each resident to determine some of their needs. Some City Council members want to make sure the process with Geneva Village continues to move forward towards resolution.



## Commissioner/Committee Reports

Commissioner Cronenberger commented on the latest addition of the Home View newsletter that is distributed to the community. SMHO submitted a letter of support for a Arapahoe County open space grant in support of the Powers Park design development.

Vice Chairperson Ebbs reported on a SMDRA event where Habitat for Humanity presented on some of their projects, including SMHO's partnership with them.

Chairperson Henderson reported on the Littleton Housing Taskforce, which spent a lot of time at their last meeting discussing HB 213.

The Governance Committee finalized the job description for the board.

The Real Estate Committee reported on the progress of Overlook, which is on time and on budget with contingency remaining. To date, 19 homes have been sold in the partnership with Habitat, including an upcoming sale to a former Public Housing resident.

## Financial Reports

***VOTE: SMHO, Powers Circle Apartments (PCALLP), & Libby Bortz Assisted Living Center (LBALC)***

### ***Financial Reports***

Staff and the Finance Committee presented the financial reports ending February 28, 2023. A high-level overview was provided and changes to account balances, budget variances, and vacancies were examined.

Upon motion duly made by VICE CHAIRPERSON EBBS and seconded by COMMISSIONER CRONENBERGER, THE BOARD UNANIMOUSLY VOTED TO APPROVE THE FINANCIAL REPORTS AS OF FEBRUARY 28, 2023.

AYE: Chairperson Henderson, Vice Chairperson Ebbs, Commissioner Acres, Commissioner Cronenberger, Commissioner Peterson, Resident Commissioner Petry

NAY: None

ABSTAIN: Commissioner Stillwell

ABSENT: None

MOTION CARRIED: 6:0:1:0

## Next Meeting

The May meeting will not be held, as SMHO leadership staff will be attending a conference that week. The next meeting of the Board of Commissioners of South Metro Housing Options is scheduled for June 8, 2023. The meeting will be held at 5808 S. Rapp St., Littleton CO, 80120.



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**Adjournment**

Upon motion duly made by COMMISSIONER PETERSON THE REGULAR BOARD MEETING ON APRIL 13, 2023 AT 7:36 p.m. MST. The motion carried.

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Kyle Henderson  
Chairperson

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Corey Reitz  
Secretary